

MEMORANDUM

March 28, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 4/9/74

Petition No. Z-3035  
Exxon Corporation  
881 Centre Street  
Jamaica Plain

Petitioner seeks a forbidden use, a change in a non-conforming use and two variances to use premises for the ancillary parking of 35 cars in a residential (R-.8) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Ancillary parking to office building is forbidden in an R-.8 district.		
Section 9-2. A change in a non-conforming use requires a Board of Appeal hearing.		
Section 18-1. Front yard is not provided.	25 ft.	0
Section 19-6. Side yard is not provided.	25 ft.	0

The property, located at the intersection of Centre and Orchard Streets, contains a one-story former gas service station structure which would be demolished. The parking facility would be utilized, without fee, ancillary to the Boy Scouts of America office building located at the same intersection. Proposal would eliminate on-street parking, relieve existing congestion and tend to ease the traffic flow. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-3035, brought by Exxon Corporation, 881 Centre Street, Jamaica Plain, for a forbidden use, a change in a non-conforming use and two variances to use premises for the ancillary parking of 35 cars in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided parking layout and landscaping plans are submitted to the Authority for design review. Proposal would eliminate on-street parking, relieve existing congestion and tend to ease the traffic flow.



2-3035  
881 CENTRE ST.  
(J.P.)





Board of Appeal Referrals 3/28/74

Hearing Date: 4/9/74

Petitions Nos. Z-3056-3057  
Ronald Glennon  
258-262 East Eighth and  
17-19 Knowlton Streets  
South Boston

Petitioner seeks five variances to subdivide lot and legalize occupancy for one family dwelling in an apartment (H-1) district. The proposal violates the code as follows:

258-262 East Eighth & 19 Knowlton Streets  
(2 family and stores)

	<u>Req'd</u>	<u>Proposed</u>
Section 14-2. Lot area for additional dwelling unit is not provided.	1000 sf/du	0
Section 15-1. Floor area ratio is excessive.	1	3
Section 17-1. Open space is not provided.	400 sf/du	0
Section 20-1. Rear yard is not provided.	10 ft.	0

17 Knowlton Street (one family)

Section 14-1. Lot area is insufficient.	5000 sf/du	0
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The property, located at the intersection of East Eighth and Knowlton Streets, contains two frame structures (three and two stories respectively). Buildings would be subdivided on individual lots of 1776 square feet (East Eighth) and 944 square feet (17 Knowlton) respectively. Proposal would allow separate sale of the properties. Violations are existing and would not have a significant affect on surrounding residences. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-3056-3057, brought by Ronald Glennon, 258-262 East Eighth and 17-19 Knowlton Streets, South Boston, for five variances to subdivide lot and legalize occupancy for one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Violations are existing and would not have a significant affect on surrounding properties.

*tabled*





Z-3056-57  
258-262 EAST EIGHTH ST.  
17-19 KNOWLTON ST.  
(S.B.)

MERCER

STREET

KNOWLTON STREET

EIGHTH

STREET

MERCER

PATRICK F. GAYM  
JR. HIGH SCHOOL

ST. AUGUSTINE  
R.C. CHURCH

MICHAEL PERKINS  
SCHOOL

ROBERTA  
PUBLIC LIBRARY

AVE.

COLONY

OLD

EMER

DANRELL

ALGER

MIDDLE

WOODWARD

JOHN BOYLE  
DRELLY SCHOOL

LEDS

DOUGLASS

JOHN H. ANDREW  
SCHOOL

PREBLE



Board of Appeal Referrals 3/28/74

Hearing Date: 4/2/74

Petition No. Z-3061  
Camille J. Boudreau  
3 Ashland Street  
Dorchester

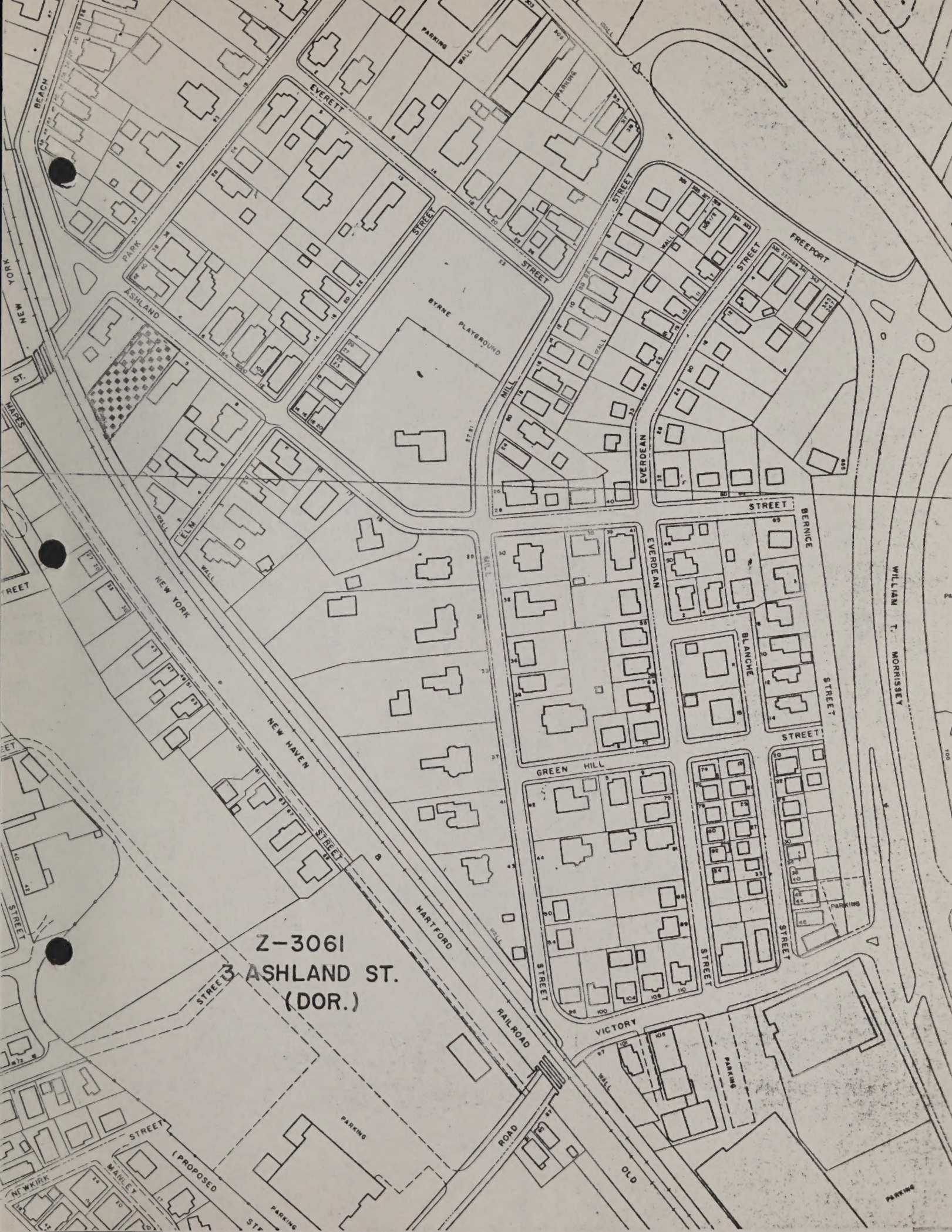
Petitioner seeks a forbidden use and two variances for a change of occupancy from a one-family dwelling to a two family dwelling in a single family (S-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families is forbidden in an S-.5 district.		
Section 18-1. Front yard is insufficient.	30 ft.	21 ft.
Section 19-1. Side yard is insufficient.	12 ft.	8 ft.

The property, located on Ashland Street near the intersection of Park Street, contains a 2½ story frame structure. Proposed occupancy would be compatible with the mixed residential character of the street. Recommend approval.

VOTED: That in connection with Petition No. Z-3061, brought by Camille J. Boudreau, 3 Ashland Street, Dorchester, for a forbidden use and two variances for a change of occupancy from a one-family dwelling to a two-family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Proposed occupancy would be consistent with the mixed residential character of the street.





Z-3061

3 ASHLAND ST.  
(DOR.)



Board of Appeal Referrals 3/28/74

Hearing Date: 4/23/74

Petition No. Z-3062

Joseph DeLuca  
338 West Street  
Hyde Park

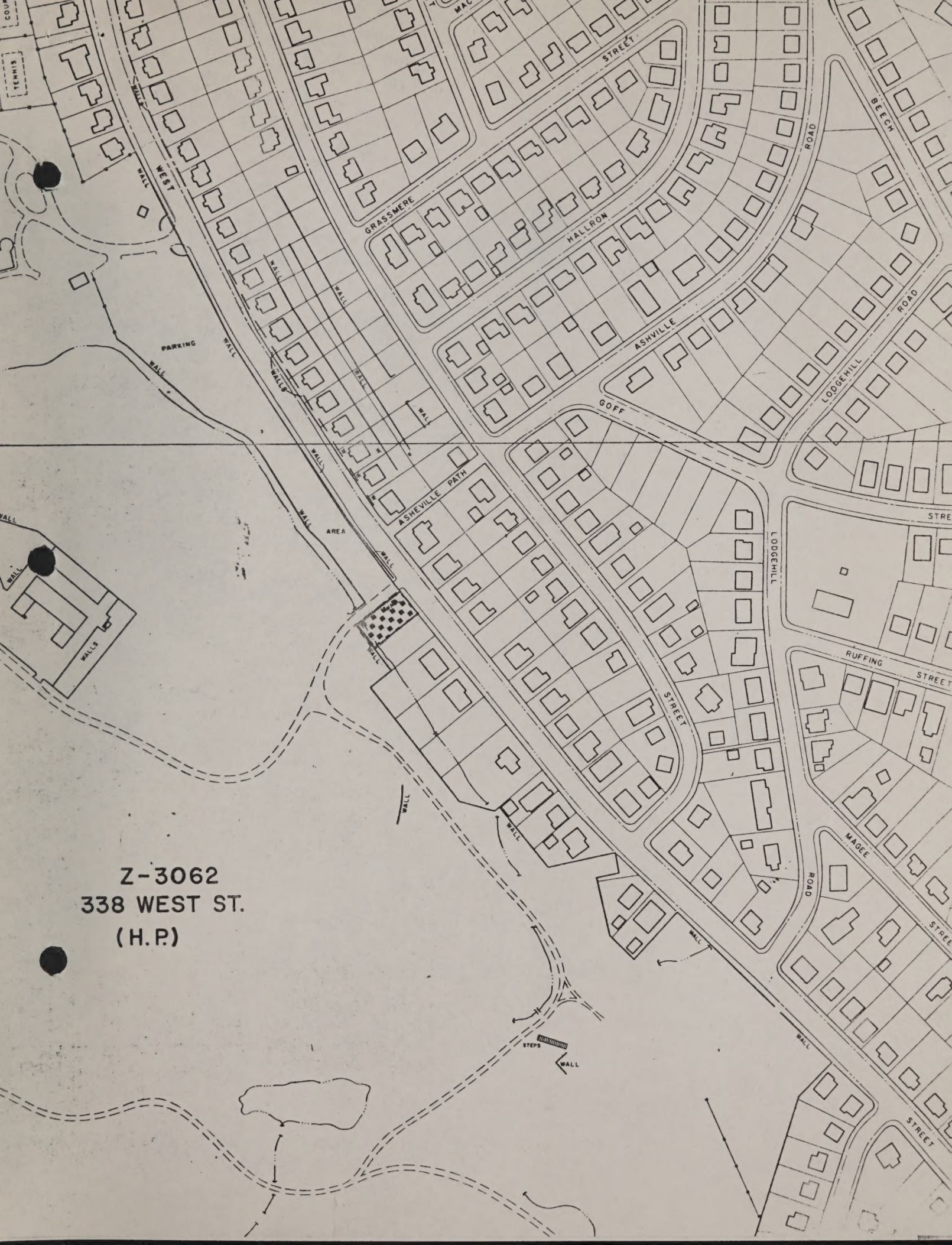
Petitioner seeks a forbidden use and seven variances to erect a two family dwelling in a single family (S-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A two family dwelling is forbidden in an S-.5 district.		
Section 14-1. Lot area is insufficient.	6000 sf	5000 sf
Section 14-2. Lot area for additional dwelling unit is insufficient.	4000 sf/du	0
Section 14-3. Lot width is insufficient.	60 ft.	50 ft.
Section 14-4. Street frontage is insufficient.	60 ft.	50 ft.
Section 18-1. Front yard is insufficient.	30 ft.	25 ft.
Section 19-1. Side yard is insufficient.	12 ft.	10 ft.
Section 20-1. Rear yard is insufficient.	50 ft.	31 ft.

The property, located on West Street near the intersection of Lodge Hill Road, contains 5,000 square feet of vacant land. George Wright Golf Course abuts the rear and right side yard of the site. Dwelling would conform with the one and two family nature of the immediate neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-3062, brought by Joseph DeLuca, 338 West Street, Hyde Park, for a forbidden use and seven variances to erect a two family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Dwelling would conform with the one and two family nature of the immediate neighborhood.





Z-3062  
338 WEST ST.  
(H.P.)



Board of Appeal Referrals 3/28/74

Hearing Date: 4/23/74

Petition No. Z-3063  
Aldo Ruscito & Son  
91 Neponset Avenue  
Hyde Park

Petitioner seeks three variances to erect a one family dwelling in a single family (S-.3) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 14-3. Lot width is insufficient.	70 ft.	66 ft.
Section 14-4. Street frontage is insufficient.	70 ft.	66 ft.
Section 19-1. Side yard is insufficient.	12 ft.	8 ft.

The property, located on Neponset Avenue near the intersection of Washington Street, contains 13,600 square feet of vacant land. Violations are minimal and would not have a significant affect on adjacent properties. Recommend approval.

VOTED: That in connection with Petition No. Z-3063, brought by Aldo Ruscito & Son, 91 Neponset Avenue, Hyde Park, for three variances to erect a one family dwelling in a single family (S-.3) district, the Boston Redevelopment Authority recommends approval. Violations are minimal and would not have a significant affect on adjacent properties.





Z-3063  
91 NEPONSET AVE.  
(H.P.)